

**Report
of the
Fire Station Building Committee**

April 3, 2006



Introduction

The information contained within this report is intended to provide background information to Town Meeting Members on the continuing progress that has been made by the Fire Station Building Committee that was established by town meeting under Article 32 of the May 17, 2004 Annual Town Meeting.

This report will also provide financing information on a proposal contained within Article 1 of the April 25, 2006, Special Town Meeting which is to construct a new Fire Headquarters at the Town Center, renovate Fire Station Number Two and construct a new Fire Station Number 3 on land owned by the Town on CenTech Boulevard.

Background

In October of 2001, newly appointed Fire Chief Gerald LaFlamme filed with the Town Manager, Board of Selectmen and Finance Committee a ten year strategic plan for the Fire Department (<http://www.shrewsbury-ma.gov/pdf/files/fire/plan.pdf>). One aspect of the plan dealt with the issue of the aging Fire Headquarters. Since 2001, progress has been made in meeting the several objectives set forth in the plan in the form of staffing, equipment repair and replacement, vehicle replacement and facility improvements leading now to a proposal to replace the existing Fire Headquarters, renovate the existing Fire Station Number 2. Added to this proposal is the construction of a new Fire Station Number Three.

The current facilities proposal has evolved from that originally outlined in May of 2004 when town meeting approved a purchase of a parcel of land on Route 20 for the purposes of constructing a new Fire Headquarters. This land purchase was subsequently rescinded upon the recommendation of the town manager when the parcel was not acquired resulting from issues identified in a G. L. c. 21E assessment. This resulted in a renewal of efforts to locate a site for a Fire Headquarters which ultimately returned to examining the Town Center. Discussion with a property owner resulted in a purchase of a small parcel of land which now made possible the construction of the Fire Headquarters in the Town Center on existing Town property.

On September 20, 2005, the Fire Station Building Committee filed with the Board of Selectmen a report calling for a new fire headquarters renovations to Station #2 and the razing and reconstruction of the cemetery garage. This proposal was approved at the Special Town Meeting on October 11, 2005 subject to a successful debt exclusion question.

On November 8, 2005, the voters of the Town defeated the debt exclusions question by a vote of 2,285 Yes and 2,315 No resulting in the termination of the October proposal.

The Board of Selectmen subsequently requested that the building committee reconsider this matter and prepare a new program proposal. The Board of Selectmen took this action after receiving extensive testimony at a public hearing on January 12, 2006.

Resulting from discussion with the Board a new fire facilities proposal was developed.

A condensed chronology of events:

Date	Event/Action
October 2001	Strategic plan is filed.
September 2003	Town Meeting authorizes \$50,000 for site selection process.
May 2004	Town Meeting authorizes \$1,000,000 to fund purchase of parcel of land on Route 20 for Fire Headquarters.
May 2004	Town Meeting authorizes \$150,000 to fund design development expenses.
June 2004	Site on Route 20 develops issues relative to a G.L. c. 21E Phase II assessment that was conducted.
July 2004	Site selection resumes and settles on Town Center.
April 2005	Building Committee meets to begin design development process to determine if the Fire Headquarters could be located in the Town Center.
May 2005	Town Meeting authorizes purchase of 15,017 sf of land at Town Center.
May 2005	Town Meeting rescinds May 2004, \$1,000,000 land purchase authorization.
October 2005	Special Town Meeting approves the proposal.
November 2005	Debt exclusion question fails by vote of 2,285 to 2,315.
January 2006	Board of Selectmen holds public hearing to solicit public comment.
February 2006	Board of Selectmen establishes outline of new proposal which includes the construction of a new Station Number Three.
March 2006	Building Committee develops elements of the current proposal and adopts of project budget of \$7,400,000.
April 2006	Special Town Meeting scheduled for April 25, 2006.

The Shrewsbury Fire Department

One word to use to describe today's Shrewsbury Fire Department would be pro-active. The Shrewsbury Fire Department today is the center of public safety activity. As administrators of public safety, fire personnel must handle fires, motor vehicle accidents, collapses, floods, hurricanes, tornadoes, and medical emergencies, as well as problems no one else has a cure for. These events remain, as always, unscheduled and unpredictable. These incidents are time sensitive, life threatening, and labor intensive. You never know when they will occur, but when they do, you need lots of trained people immediately.

Training is necessary and ongoing to insure proper, safe, and efficient operations. In today's world the fire department is called upon to respond to hazardous material incidents, the likes of which were never on the radar screen before. SARS. Small pox, SARAN, Anthrax, Racine are some of the exotics. More mundane in today's industry are nitric acid, hydrofluoric acid, sodium hydroxide, chlorine, argon, cobalt, just to name a few. Since all this resides in town we train to the products. Inspections are key to knowing what the hazards are and then training for the hazard is developed.

Public education is a major component of the fire department. School children are educated on fire safety. This education satisfies curiosity about fire, so much so that we have no more juvenile fire setting issues in Shrewsbury. Seniors are targeted for life safety and fire safety lessons as well as free distribution and installation of fire detectors. Fires in homes of single seniors are nil since the program started.

Fire protection for the Town of Shrewsbury is documented to have begun in 1850, with the opening of the first private Fire Company. This company, known as the Quinsigamond Engine Company was documented from the notes of the parish with the following notation: "if the parish would grant leave to have an engine house set up on their common". The second fire protection notation was in 1851: "the Fountain came to town and set up (a) fire station on South Street". (This information was collected from The History of the Shrewsbury Fire Department, written by Michael Perna Jr.)

Important Dates:

1896, a new fire station for the Quinsigamond Engine Company was built on the present site of Fire Headquarters.

1916, first Lake District Fire Station was established in the Dufresne Brothers Dairy property at the corner of Dewey Road.

1927 the current Fire Headquarters was built at Church Road, housing the Fire Department and the Police department.

1930, the Lake Station moved to the corner of Lakeview, in the barn at Moalli's property (the current Express Printing building).

1940, first full time fire fighters were hired by the Town.

1943, a new fire truck was housed in a private garage at Edgemere Boulevard

1950, the current Lake Fire Station was constructed by the town at Harrington Avenue.

1962, the Town, at 100 Hartford Turnpike (Route 20) constructed the current Edgemere Fire Station

1974, Fire Headquarters is reconfigured following the departure of the Police Department to new quarters.

A Historical Perspective of Fire Apparatus Purchases

1921	Mack Triple Combo truck	
1922	Cadillac touring car donated, converted to fire truck / ambulance	
1926	American LaFrance triple combo truck	
1927	Cities Service 4 way Combo Ladder truck	
1928	Farrar / Reo pumper	
1951	American LaFrance Engine 2	
1956	Farrar / Ford Combination 1	
1962	<u>Farrar / Ford / Grove Ladder</u>	
1962	Farrar / Ford Engine 3	
1963	Farrar / International Forestry 1	
1969	Farrar / Duplex Engine 1	
1977	Farrar / Hendrickson Engine 2	
1982	Farrar / Ford Brush Unit 1	
1986	<u>Farrar / Hendrickson re-power of 1962 Grove Ladder</u>	In service
1987	Kovatch / Ford Engine 4	In service
1986	Kovatch Engine 3	In service
1994	E-One Engine 1	In service
1997	E-One Engine 2	In service
2000	Kovatch Rescue 1	In service

Type of call	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Structure Fire	76	107	79	115	107	106	87	78	85	76	71	130	95	115
Alarm of Fire	267	268	237	221	297	207	260	292	276	281	311	382	387	362
Vehicle Fire	47	47	56	35	50	49	59	51	62	43	29	24	67	22
Brush Fire	104	42	65	89	77	45	77	46	84	51	72	44	36	42
Other Fire Calls	147	129		144	144	115	119	171	179	216	235	109	17	6
Response to fire calls	641	593	437	604	675	522	602	638	686	667	718	689	602	547
First Responder	401	594	642	719	966	1100	1150	1237	1475	1640	1332	1425	1463	1395
Vehicular Accidents	132	183	202	206	225	225	291	282	336	308	217	245	227	223

Mutual Aid to Surrounding Town	4	8	5	7	12	12	8	8	15	9	41	15	0	5
Water / Rescue														
Lockouts			6	7	9	6	7	10	9	10	13	30	15	52
Bomb Threat	4	4	0	0	0	5	1	1	4	2	3	0	2	0
Hazardous Materials	38	37	38	23	26	34	32	42	33	28	77	66	83	129
Carbon Monoxide Alarms						66	65	57	39	4	25	29	23	19
Complaint from Public	19	21		40	46	28	33	33	31	31	20	14		102
Investigations				39	65	45	52	46	39	41	46	14	38	58
Calls for Service	1239	1440	1330	1645	2024	2043	2241	2354	2667	2740	2492	2618	2453	2583
Oil Burner Inspections								297	151	219	128	105	200	112
Smoke Alarm Inspections								958	1029	901	790	990	1250	899
Business Inspections								78	80	150	348	594	1563	1750
Inspections Performed								1333	1260	1270	1359	1737	3013	2761

The Town of Shrewsbury has historically, since the end of World War Two, staffed the fire department at a constant level of 28 to 32 firefighters. In the mid 70's 4 new positions were added in order to staff the Edgemere station with a second firefighter (prior to this the station was manned by a lone firefighter). In 1986 the staffing was increased to 36 and almost immediately attrition back to 32 was exercised due to budget constraints. Once again the department remained at 32 firefighters until 2004, when the department added four new firefighter positions, arriving at the current 36 staff.

Over these same fifty five years the town grew from under 14,000 residents to the current population of slightly over 33,000.

The Problem

Today the Fire Headquarters is too small to house the equipment inventory, too cramped to operate efficiently and is operationally obsolete. What was designed to accommodate the first engine powered fire trucks has made do to the point where there is no floor space not taken up by trucks, the doorways literally only inches wider than the trucks and there are poor approach paths due to large modern trucks.

When the station was built in the late 1920's emergency medical services, hazardous materials mitigation, search and rescue, high angle rescue, trench rescue, public education, and weapons of mass destruction (Chemical, Biological, Radioactive, Nuclear, Explosive) were not even heard of. Yet, today they are staples of fire department delivery of service. Inventory necessary to meet our mission is stored in every conceivable space, including the attic, cellar and in trailers outside.

The fire department is the only organization that literally lives in the buildings. The personal facilities are inadequate for the number of staff and do not allow for separate facilities for male and female employees at any of the stations. There are no areas in the building available for any administrative work to be properly conducted. There is one room, 10 x 20 where all work is conducted.

The replacement of the current ladder truck will force the relocation of the apparatus from the Town Center to Station Number Two since any new vehicle will not fit into the existing building without extensive renovation and expansion. The estimate to make renovations to Station Number Two to accommodate the new aerial truck is \$97,644. This will have staffing and deployment implications and should be avoided if possible.

In the case of Station Number Two, the building is now 55 years old and an updating is warranted. The building is structurally sound and with updating will serve the community for many years to come.

The placement of a new station number three on CenTech Boulevard completes the fire department renovations and upgrading. The new building will be similar in size and layout to the current lake station on Harrington Ave. From this new location the southern section of town is more equitably protected by leveling off the response times into the two southern corners of the town. Another positive feature is that the placement allows for creation of a training area which has always been lacking at fire department properties. The land surrounding the site is town owned so the training will not impact neighbors. The size of the station will provide for adequate room for first line equipment stationed there, storage of second line equipment, and an area to dismantle a vehicle for repairs when necessary. There will be availability to use the building for voting purposes as well, offering safe access and egress from the site at a signaled crossing point along Hartford Pike.

What is Proposed

The proposal being made by the Building Committee consist of three parts (see attached site and floor plans and building elevations):

1. Construct a new 16,304 sf Fire Headquarters on land directly adjacent to the existing Fire Headquarters. This new facility will be a "back in" station as opposed to a "drive through" station as was the design under the previous proposal. This change in design allows for the existing Cemetery Department Garage to remain.
2. Renovate the current Fire Station Number Two (3,761 sf) located on Harrington Avenue.
3. Construct a new 4,510 sf two-bay Fire Station Number Three on CenTech Boulevard.

The Project Budget

The project budget for this proposal is \$7,400,000 broken down as follows:

Item	Fire HQ	Station #2	Station #3*	Total	
Site Work/Site Utilities	\$492,332	\$0	\$237,240	\$729,572	
Building	\$2,987,984	\$514,021	\$855,144	\$4,357,149	
Architectural Fees	\$181,250	\$41,100	\$57,600	\$279,950	
Furnishing & Equipment (FF&E)	\$200,000	\$30,000	\$50,000	\$280,000	
Engineering & Professional Fees	\$50,000	\$30,000	\$50,000	\$130,000	
Clerk of Works	\$30,000	\$10,000	\$30,000	\$70,000	
Printing	\$35,000	\$5,000	\$20,000	\$60,000	
Legal and Bond Expenses	\$75,000	\$10,000	\$50,000	\$135,000	
Testing & Borings	\$50,000	\$10,000	\$50,000	\$110,000	
Inflation & Economic Factors	\$300,682	\$44,354	\$49,157	\$394,193	
Design Contingency	\$224,480	\$27,629	\$114,154	\$366,263	
Construction Contingency	\$398,272	\$27,896	\$61,705	\$487,873	
Total	\$5,025,000	\$750,000	\$1,625,000	\$7,400,000	**

* Not shown is Alternate #1 - Addition of fire training tower with estimate of \$269,990 (\$270,000).

** Not shown are reductions that will be made to the project budget by making use of funds on account (currently \$160,000) and any additional funds that may become available.

Fiscal Impact

The fiscal impact of this project will be in two forms:

1. Additional operational costs associated with the expanded Fire Headquarters and Station Number Three which are offset through efficiencies afforded through the new mechanical systems improvements to Fire Station Number Two. Current estimate is a net increase in operational costs of \$60,000 per year which in light of the recent escalation in energy costs is very much a guess but clearly a more than twofold expansion of the Fire Headquarters will result in much higher operational costs for that facility. There will be no additional personnel costs resulting from this proposal but the Fire Headquarters is designed for growth in personnel over time.
2. The debt service expenses associated with the twenty year bond issue to fund this project are estimated to be \$740,000 in the first year. Not shown is the reduction in debt service expense to be accomplished via the sale of the existing Fire Station Number Three. Contained within this report are Exhibits One, Two and Three that provide detailed information on the debt service expenses for this project together with a summary of how this new debt service affects the overall debt structure of the community.

The Committee asks that all town meeting members and citizens carefully consider this fiscal impact.

Next Steps

The next steps to be taken on the proposal is for the Town Meeting to consider this proposal on April 25, 2006. This will be followed by the Town Election on May 2, 2006 that will ask that the expenses associated with this bond issue be exempted from the provisions of Proposition Two and One-half. In order for this project to proceed approval will be required from both the Town Meeting and voters at the Annual Town Election.

If the project is authorized construction will begin in the late Fall of 2006 and be concluded within twenty-four months.

Conclusion

This proposal represents a reasoned approach to the issue of fire facilities for the Town of Shrewsbury. While the new Fire Headquarters is larger than the existing building it is sized to accommodate the expected growth in the department over the next half century. The renovation of Station #2 is timely and reasonable and will allow that facility to remain in use for many years. Finally the construction of the new Fire Station Number Three completes all of the facility needs of this department for the next generation.

Respectfully,

Fire Station Building Committee

Bruce Card, Chairman
Ralph LeBlanc
Anthony Mastromatteo
Pat Sacco
Robert Cox
Gerald LaFlamme
Daniel Morgado

Exhibit One
Debt Service Projection
Fire Facilities Project
April 2006

Bond: \$7,400,000
Rate: 5.00%

Term: 20 years

Year	Principle	Interest	Total	Tax Rate Impact*	Impact on Average Residential Taxpayer **
1	\$370,000	\$370,000	\$740,000	\$0.16	\$60.55
2	\$370,000	\$351,500	\$721,500	\$0.15	\$59.04
3	\$370,000	\$333,000	\$703,000	\$0.15	\$57.53
4	\$370,000	\$314,500	\$684,500	\$0.15	\$56.01
5	\$370,000	\$296,000	\$666,000	\$0.14	\$54.50
6	\$370,000	\$277,500	\$647,500	\$0.14	\$52.99
7	\$370,000	\$259,000	\$629,000	\$0.13	\$51.47
8	\$370,000	\$240,500	\$610,500	\$0.13	\$49.96
9	\$370,000	\$222,000	\$592,000	\$0.13	\$48.44
10	\$370,000	\$203,500	\$573,500	\$0.12	\$46.93
11	\$370,000	\$185,000	\$555,000	\$0.12	\$45.42
12	\$370,000	\$166,500	\$536,500	\$0.11	\$43.90
13	\$370,000	\$148,000	\$518,000	\$0.11	\$42.39
14	\$370,000	\$129,500	\$499,500	\$0.11	\$40.87
15	\$370,000	\$111,000	\$481,000	\$0.10	\$39.36
16	\$370,000	\$92,500	\$462,500	\$0.10	\$37.85
17	\$370,000	\$74,000	\$444,000	\$0.09	\$36.33
18	\$370,000	\$55,500	\$425,500	\$0.09	\$34.82
19	\$370,000	\$37,000	\$407,000	\$0.09	\$33.30
20	\$370,000	\$18,500	\$388,500	\$0.08	\$31.79
	\$7,400,000	\$3,885,000	\$11,285,000		

* Based on FY 2006 value of \$4,676,895,485

Note shown is the reduction to be taken for the sale of existing Station Number Three

** Based on FY 2006 average single family home value of \$382,712

Current Scheduled Excluded Tax Levy - FY 2006-2010				
Year	Value	Change	Tax Rate Impact*	Impact on Average Residential Taxpayer **
2006	\$7,649,086			
2007	\$7,305,377	(343,709.00)	(0.07)	(28.13)
2008	\$7,136,056	(169,321.00)	(0.04)	(13.86)
2009	\$6,948,603	(187,453.00)	(0.04)	(15.34)
2010	\$6,743,845	(204,758.00)	(0.04)	(16.76)

Exhibit Two
Combined Debt Service Schedule
With
Projected Debt Service Expenses - Fire Facilities Project

Issue No.	Date of Issue	Purpose	Type of Payment	2006	2007	2008	2009	2010	2011	2012	2013	2014
1	2/1/1996 2/1/2005	Floral St (EXEMPT) 9,000,000	Principal Interest Total	455,000 216,127 671,127	487,600 152,767 640,367	483,000 138,139 621,139	476,100 123,649 599,749	468,350 109,366 577,716	463,000 95,316 558,316	454,450 80,268 534,718	420,500 64,363 484,863	416,000 49,645 465,645
1	2/1/1996 2/1/2005	Floral St 1,000,000	Principal Interest Total	54,500 20,300 74,800	54,250 17,437 71,687	54,500 15,810 70,310	52,900 14,175 67,075	52,000 12,588 64,588	52,000 11,028 63,028	50,550 9,338 59,888	49,500 7,569 57,069	49,000 5,836 54,836
2	2/1/1996 2/1/2005	Town Hall Addition 1,000,000	Principal Interest Total	73,100 13,117 86,217	78,150 9,189 87,339	77,500 6,844 84,344	76,000 4,520 80,520	74,650 2,240 76,890				
3	6/1/1999	CATV Upgrade 5,300,000	Principal Interest Total	355,000 144,545 499,545	355,000 129,634 484,634	355,000 114,370 469,370	355,000 98,750 453,750	350,000 82,775 432,775	350,000 66,675 416,675	350,000 50,400 400,400	350,000 33,775 383,775	350,000 16,975 366,975
4	6/1/1999	Land Acquisition 3,000,000	Principal Interest Total	155,000 97,378 252,378	155,000 90,868 245,868	155,000 84,203 239,203	155,000 77,383 232,383	155,000 70,408 225,408	155,000 63,278 218,278	155,000 56,070 211,070	155,000 48,708 203,708	155,000 41,268 196,268
5	6/1/1999	Land Acquisition (IIS) 2,400,000	Principal Interest Total	120,000 79,260 199,260	120,000 74,220 194,220	120,000 69,060 189,060	120,000 63,780 183,780	120,000 58,380 178,380	120,000 52,860 172,860	120,000 47,280 167,280	120,000 41,580 161,580	120,000 35,820 155,820
6	6/1/1999	Senior Center 1,000,000	Principal Interest Total	100,000 17,400 117,400	100,000 13,200 113,200	100,000 8,900 108,900	100,000 4,500 104,500					
7	10/25/2000	Title V Loan Program 86,947	Principal Interest Total	4,831 0 4,831	4,831 0 4,831	4,831 0 4,831	4,831 0 4,831	4,831 0 4,831	4,831 0 4,831	4,831 0 4,831	4,831 0 4,831	4,831 0 4,831
8	8/15/2001	High School 58,900,000	Principal Interest Total	3,075,000 2,475,125 5,550,125	3,075,000 2,336,750 5,411,750	3,075,000 2,213,750 5,288,750	3,075,000 2,075,375 5,150,375	3,075,000 1,921,625 4,996,625	3,075,000 1,767,875 4,842,875	3,075,000 1,614,125 4,689,125	3,075,000 1,460,375 4,535,375	3,075,000 1,306,625 4,381,625
9	8/15/2001	Land Acquisition 2,000,000	Principal Interest Total	115,000 77,675 192,675	110,000 72,600 182,600	110,000 68,200 178,200	110,000 63,250 173,250	110,000 57,750 167,750	110,000 52,250 162,250	110,000 46,750 156,750	110,000 41,250 151,250	110,000 35,750 145,750

Exhibit Two
Combined Debt Service Schedule
With
Projected Debt Service Expenses - Fire Facilities Project

<u>Issue No.</u>	<u>Date of Issue</u>	<u>Purpose</u>	<u>Type of Payment</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
10	8/15/2001	Light Upgrade 1,760,000	Principal Interest Total	110,000 66,550 176,550	110,000 61,600 171,600	110,000 57,200 167,200	110,000 52,250 162,250	110,000 46,750 156,750	110,000 41,250 151,250	110,000 35,750 145,750	110,000 30,250 140,250	110,000 24,750 134,750
11	7/26/2001 2/1/2005	Assabet River CWMP 1,760,000	Principal Interest Total	10,976 3,179 14,155	11,118 3,236 14,354	11,262 3,109 14,371	11,501 3,000 14,501	11,930 2,787 14,717	12,167 2,567 14,734	12,628 2,360 14,988	12,198 2,124 14,322	11,931 1,888 13,819
12	8/1/2004	Title V Loan Program 105,896	Principal Interest Total	5,568 0 5,568	5,568 0 5,568	5,568 0 5,568	5,568 0 5,568	5,568 0 5,568	5,568 0 5,568	5,568 0 5,568	5,403 0 5,403	5,541 0 5,541
13	11/19/2004	Oak Middle School 7,400,000	Principal Interest Total	370,000 413,521 783,521	370,000 260,572 630,572	370,000 249,704 619,704	370,000 239,066 609,066	370,000 227,966 597,966	370,000 216,173 586,173	370,000 203,685 573,685	370,000 190,504 560,504	370,000 176,860 546,860
14	11/19/2004	North Shore School 1,250,000	Principal Interest Total	85,000 65,534 150,534	85,000 40,219 125,219	85,000 37,722 122,722	85,000 35,278 120,278	85,000 32,728 117,728	85,000 30,019 115,019	85,000 27,150 112,150	85,000 24,122 109,122	85,000 20,987 105,987

Exhibit Two
Combined Debt Service Schedule
With
Projected Debt Service Expenses - Fire Facilities Project

Issue No.	Date of Issue	Purpose	Type of Payment	2006	2007	2008	2009	2010	2011	2012	2013	2014
Existing Debt Service												
		Total Principal		5,088,975	5,121,517	5,116,661	5,106,900	4,992,329	4,912,566	4,903,027	4,867,432	4,862,303
		Total Interest		3,689,711	3,262,292	3,067,011	2,854,976	2,625,363	2,399,291	2,173,176	1,944,620	1,716,404
		Total Payment		8,778,686	8,383,809	8,183,672	7,961,876	7,617,692	7,311,857	7,076,203	6,812,052	6,578,707
Existing Debt Service by Funding Source												
		Tax Levy		342,734	310,106	301,932	291,853	182,316	178,047	172,038	166,191	160,823
		Tax Levy (Exempted)		7,649,086	7,305,377	7,136,056	6,948,603	6,743,845	6,540,752	6,332,628	6,097,280	5,891,968
		Light & CATV		762,312	743,573	720,914	696,520	666,415	567,925	546,150	524,025	501,725
		Sewer & Other		24,554	24,753	24,770	24,900	25,116	25,133	25,387	24,556	24,191
		Total		8,778,686	8,383,809	8,183,672	7,961,876	7,617,692	7,311,857	7,076,203	6,812,052	6,578,707
Debt Service Funded Via Tax Levy												
		Tax Levy		342,734	310,106	301,932	291,853	182,316	178,047	172,038	166,191	160,823
		Tax Rate Impact	(4.677B)	\$0.07	\$0.07	\$0.06	\$0.06	\$0.04	\$0.04	\$0.04	\$0.04	\$0.03
		Average Tax Bill	\$382,712	\$28.05	\$25.38	\$24.71	\$23.88	\$14.92	\$14.57	\$14.08	\$13.60	\$13.16
		Tax Levy (Exempted)		7,649,086	7,305,377	7,136,056	6,948,603	6,743,845	6,540,752	6,332,628	6,097,280	5,891,968
		SBA Funding (Floral)		(585,681)	(585,681)	(585,681)	(585,681)	(585,681)	(585,681)	(585,681)	(585,681)	(585,681)
		SBA Funding (HIS)		(3,206,732)	(3,206,732)	(3,206,732)	(3,206,732)	(3,206,732)	(3,206,732)	(3,206,732)	(3,206,732)	(3,206,732)
		Net Tax Levy Exempted		3,856,673	3,512,964	3,343,643	3,156,190	2,951,432	2,748,339	2,540,215	2,304,867	2,099,555
		Tax Rate Impact	(4.677B)	\$0.82	\$0.75	\$0.71	\$0.67	\$0.63	\$0.59	\$0.54	\$0.49	\$0.45
		Average Tax Bill	\$382,712	\$315.59	\$287.47	\$273.61	\$258.27	\$241.52	\$224.90	\$207.87	\$188.61	\$171.81
		Combined		\$0.90	\$0.82	\$0.78	\$0.74	\$0.67	\$0.63	\$0.58	\$0.53	\$0.48
				\$343.64	\$312.84	\$298.32	\$282.15	\$256.44	\$239.47	\$221.94	\$202.21	\$184.97
Proposed Debt Service												
15	7/1/2007	Fire Facilities	5.00% Principal			370,000	370,000	370,000	370,000	370,000	370,000	370,000
			Interest		230,000	370,000	351,500	333,000	314,500	296,000	277,500	259,000
					230,000	740,000	721,500	703,000	684,500	666,000	647,500	629,000
					\$0.05	\$0.16	\$0.15	\$0.15	\$0.15	\$0.14	\$0.14	\$0.13
		Tax Rate Impact	(4.677B)		\$18.82	\$60.55	\$59.04	\$57.53	\$56.01	\$54.50	\$52.99	\$51.47
		Average Tax Bill	\$382,712		\$18.82	\$60.55	\$59.04	\$57.53	\$56.01	\$54.50	\$52.99	\$51.47
		Revised Combined		\$0.90	\$0.87	\$0.94	\$0.89	\$0.82	\$0.77	\$0.72	\$0.67	\$0.62
				\$343.64	\$331.66	\$358.87	\$341.20	\$313.96	\$295.48	\$276.44	\$255.19	\$236.44

Note: Portion of FY 2007 interest expenses to be offset by investment of bond proceeds

Exhibit Two
Combined Debt Service Schedule
With
Projected Debt Service Expenses - Fire Facilities Project

Issue No.	Date of Issue	Purpose	Type of Payment	2015	2016	2017	2018	2019	2020	2021	2022	2023
1	2/1/1996 2/1/2005	Floral St (EXEMPT) 9,000,000	Principal Interest Total	411,650 34,565 446,215	402,700 19,128 421,828							
1	2/1/1996 2/1/2005	Floral St 1,000,000	Principal Interest Total	48,350 4,060 52,410	47,300 2,247 49,547							
2	2/1/1996 2/1/2005	Town Hall Addition 1,000,000	Principal Interest Total									
3	6/1/1999	CATV Upgrade 5,300,000	Principal Interest Total									
4	6/1/1999	Land Acquisition 3,000,000	Principal Interest Total	155,000 33,750 188,750	155,000 26,000 181,000	155,000 18,250 173,250	155,000 10,500 165,500	55,000 2,750 57,750				
5	6/1/1999	Land Acquisition (IIS) 2,400,000	Principal Interest Total	120,000 30,000 150,000	120,000 24,000 144,000	120,000 18,000 138,000	120,000 12,000 132,000	120,000 6,000 126,000				
6	6/1/1999	Senior Center 1,000,000	Principal Interest Total									
7	10/25/2000	Title V Loan Program 86,947	Principal Interest Total	4,831 0 4,831	4,831 0 4,831	4,831 0 4,831	4,831 0 4,831	4,831 0 4,831				
8	8/15/2001	High School 58,900,000	Principal Interest Total	3,075,000 1,152,875 4,227,875	3,075,000 999,125 4,074,125	3,075,000 845,375 3,920,375	3,075,000 691,625 3,766,625	3,075,000 537,875 3,612,875	3,075,000 384,125 3,459,125	3,075,000 230,375 3,305,375	3,070,000 76,750 3,146,750	
9	8/15/2001	Land Acquisition 2,000,000	Principal Interest Total	110,000 30,250 140,250	110,000 24,750 134,750	110,000 19,250 129,250	110,000 13,750 123,750	110,000 8,250 118,250	110,000 2,750 112,750			

Exhibit Two
Combined Debt Service Schedule
With
Projected Debt Service Expenses - Fire Facilities Project

<u>Issue No.</u>	<u>Date of Issue</u>	<u>Purpose</u>	<u>Type of Payment</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
10	8/15/2001	Light Upgrade 1,760,000	Principal Interest Total	110,000 19,250 129,250	110,000 13,750 123,750	110,000 8,250 118,250	110,000 2,750 112,750					
11	7/26/2001 2/1/2005	Assabet River C&WMP 1,760,000	Principal Interest Total	15,075 1,652 16,727	14,746 1,368 16,114	14,422 1,085 15,507	14,040 802 14,842	13,602 518 14,120	13,241 259 13,500	15,698 0 15,698		
12	8/1/2004	Title V Loan Program 105,896	Principal Interest Total	5,541 5,541 5,541	5,541 5,541 5,541	5,541 5,541 5,541	5,541 5,541 5,541	5,541 5,541 5,541	5,541 5,541 5,541	5,541 5,541 5,541	5,670 5,670 5,670	
13	11/19/2004	Oak Middle School 7,400,000	Principal Interest Total	370,000 162,754 532,754	370,000 148,185 518,185	370,000 133,384 503,384	370,000 118,585 488,585	370,000 103,785 473,785	370,000 88,754 458,754	370,000 73,260 443,260	370,000 57,443 427,443	370,000 41,394 411,394
14	11/19/2004	North Shore School 1,250,000	Principal Interest Total	85,000 17,747 102,747	80,000 14,500 94,500	80,000 11,300 91,300	80,000 8,100 88,100	80,000 4,900 84,900	80,000 1,650 81,650			

Exhibit Two
Combined Debt Service Schedule
With
Projected Debt Service Expenses - Fire Facilities Project

Issue No.	Date of Issue	Purpose	Type of Payment	2015	2016	2017	2018	2019	2020	2021	2022	2023
Existing Debt Service												
		Total Principal		4,510,447	4,495,118	4,044,794	4,044,412	3,833,974	3,653,782	3,466,239	3,445,670	375,670
		Total Interest		1,486,903	1,273,053	1,054,894	858,112	664,078	477,538	303,635	134,193	41,394
		Total Payment		5,997,350	5,768,171	5,099,688	4,902,524	4,498,052	4,131,320	3,769,874	3,579,863	417,064
Existing Debt Service by Funding Source												
		Tax Levy		155,157	144,047	91,300	88,100	84,900	81,650	0	0	0
		Tax Levy (Exempted)		5,685,844	5,473,888	4,864,259	4,676,460	4,388,660	4,030,629	3,748,635	3,574,193	411,394
		Light & CATV		129,250	123,750	118,250	112,750	0	0	0	0	0
		Sewer & Other		27,099	26,486	25,879	25,214	24,492	19,041	21,239	5,670	5,670
		Total		5,997,350	5,768,171	5,099,688	4,902,524	4,498,052	4,131,320	3,769,874	3,579,863	417,064
Debt Service Funded Via Tax Levy												
		Tax Levy		155,157	144,047	91,300	88,100	84,900	81,650	0	0	0
		Tax Rate Impact (4.677B)		\$0.03	\$0.03	\$0.02	\$0.02	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00
		Average Tax Bill	\$382,712	\$12.70	\$11.79	\$7.47	\$7.21	\$6.95	\$6.68	\$0.00	\$0.00	\$0.00
		Tax Levy (Exempted)		5,685,844	5,473,888	4,864,259	4,676,460	4,388,660	4,030,629	3,748,635	3,574,193	411,394
		SBA Funding (Floral)		(585,681)	(585,681)							
		SBA Funding (IIS)		(3,206,732)	(3,206,732)	(3,206,732)	(3,206,732)	(3,206,732)	(3,206,732)	(3,206,732)	(3,206,732)	(3,206,732)
		Net Tax Levy Exempted		1,893,431	1,681,475	1,657,527	1,469,728	1,181,928	823,897	541,903	367,461	(2,795,338)
		Tax Rate Impact (4.677B)		\$0.40	\$0.36	\$0.35	\$0.31	\$0.25	\$0.18	\$0.12	\$0.08	(\$0.60)
		Average Tax Bill	\$382,712	\$154.94	\$137.60	\$135.64	\$120.27	\$96.72	\$67.42	\$44.34	\$30.07	(\$228.74)
		Combined		\$0.44	\$0.39	\$0.37	\$0.33	\$0.27	\$0.19	\$0.12	\$0.08	(\$0.60)
				\$167.64	\$149.38	\$143.11	\$127.48	\$103.66	\$74.10	\$44.34	\$30.07	(\$228.74)
Proposed Debt Service												
15	7/1/2007	Fire Facilities	5.00% Principal	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000
		Interest	\$7,400,000	240,500	222,000	203,500	185,000	166,500	148,000	129,500	111,000	92,500
				610,500	592,000	573,500	555,000	536,500	518,000	499,500	481,000	462,500
		Tax Rate Impact (4.677B)		\$0.13	\$0.13	\$0.12	\$0.12	\$0.11	\$0.11	\$0.11	\$0.10	\$0.10
		Average Tax Bill	\$382,712	\$49.96	\$48.44	\$46.93	\$45.42	\$43.90	\$42.39	\$40.87	\$39.36	\$37.85
		Revised Combined		\$0.57	\$0.52	\$0.50	\$0.45	\$0.39	\$0.30	\$0.22	\$0.18	(\$0.50)
				\$217.59	\$197.83	\$190.04	\$172.89	\$147.57	\$116.49	\$85.22	\$69.43	(\$190.90)

Exhibit Two
Combined Debt Service Schedule
With
Projected Debt Service Expenses - Fire Facilities Project

<u>Issue No.</u>	<u>Date of Issue</u>	<u>Purpose</u>	<u>Type of Payment</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>Total</u>
1	2/1/1996 2/1/2005	Floral St (EXEMPT) 9,000,000	Principal Interest Total					4,938,350 1,083,333 6,021,683
1	2/1/1996 2/1/2005	Floral St 1,000,000	Principal Interest Total					564,850 120,388 685,238
2	2/1/1996 2/1/2005	Town Hall Addition 1,000,000	Principal Interest Total					379,400 35,910 415,310
3	6/1/1999	CATV Upgrade 5,300,000	Principal Interest Total					3,170,000 737,899 3,907,899
4	6/1/1999	Land Acquisition 3,000,000	Principal Interest Total					2,070,000 720,810 2,790,810
5	6/1/1999	Land Acquisition (HS) 2,400,000	Principal Interest Total					1,680,000 612,240 2,292,240
6	6/1/1999	Senior Center 1,000,000	Principal Interest Total					400,000 44,000 444,000
7	10/25/2000	Title V Loan Program 86,947	Principal Interest Total					67,634 0 67,634
8	8/15/2001	High School 58,900,000	Principal Interest Total					52,270,000 22,089,750 74,359,750
9	8/15/2001	Land Acquisition 2,000,000	Principal Interest Total					1,655,000 614,475 2,269,475

Exhibit Two
Combined Debt Service Schedule
With
Projected Debt Service Expenses - Fire Facilities Project

Issue No.	Date of Issue	Purpose	Type of Payment	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>Total</u>
10	8/15/2001	Light Upgrade	Principal					1,430,000
		1,760,000	Interest					460,350
			Total					1,890,350
11	7/26/2001 2/1/2005	Assabet River CWMP	Principal					206,535
		1,760,000	Interest					29,934
			Total					236,469
12	8/1/2004	Title V Loan Program	Principal					100,047
		105,896	Interest					0
			Total					100,047
13	11/19/2004	Oak Middle School	Principal	370,000	370,000			7,400,000
		7,400,000	Interest	24,975	8,325			3,138,895
			Total	394,975	378,325			10,538,895
14	11/19/2004	North Shore School	Principal					1,250,000
		1,250,000	Interest					371,956
			Total					1,621,956

Exhibit Two
Combined Debt Service Schedule
With
Projected Debt Service Expenses - Fire Facilities Project

Issue No.	Date of Issue	Purpose	Type of Payment	2024	2025	2026	2027	Total
Existing Debt Service								
		Total Principal		370,000	370,000		370,000	77,581,816
		Total Interest		24,975	8,325			30,059,940
		Total Payment		394,975	378,325			107,641,756
Existing Debt Service by Funding Source								
		Tax Levy		0	0			2,751,194
		Tax Levy (Exempted)		394,975	378,325			98,272,853
		Light & CATV		0	0			6,213,559
		Sewer & Other		0	0			404,150
		Total		394,975	378,325			107,641,756
Debt Service Funded Via Tax Levy								
		Tax Levy		0	0			
		Tax Rate Impact	(4.677B)	\$0.00	\$0.00			
		Average Tax Bill	\$382,712	\$0.00	\$0.00			
		Tax Levy (Exempted)		394,975	378,325			
		SBA Funding (Floral)						
		SBA Funding (IIS)						
		Net Tax Levy Exempted		394,975	378,325			
		Tax Rate Impact	(4.677B)	\$0.08	\$0.08			
		Average Tax Bill	\$382,712	\$32.32	\$30.96			
		Combined		\$0.08	\$0.08			
				\$32.32	\$30.96			
Proposed Debt Service								
15	7/1/2007	Fire Facilities	5.00% Principal Interest	370,000	370,000	370,000	370,000	7,400,000
				74,000	55,500	37,000	18,500	4,115,000
				444,000	425,500	407,000	388,500	11,515,000
		Tax Rate Impact	(4.677B)	\$0.09	\$0.09	\$0.09	\$0.08	
		Average Tax Bill	\$382,712	\$36.33	\$34.82	\$33.30	\$31.79	
		Revised Combined		\$0.18	\$0.17	\$0.09	\$0.08	
				\$68.65	\$65.78	\$33.30	\$31.79	

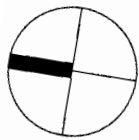
Exhibit Three
Impact of Exempted Debt Service Expenses
on
Average Single Family Taxpayer
Fiscal Year 2007 - Preliminary

Project	Total Debt Service Fiscal Year 2007	SBA Funding & Other Adjustments	Net Debt Service	Tax Rate Impact*	Impact on Average Residential Tax Bill**	Impact on Average Residential Tax Bill FY 2006	Change FY 06 To 07	Impact on Average Residential Tax Bill FY 2005
Floral Street School***	\$640,368	\$585,681	\$54,687	\$0.012	\$4.48	\$6.99	(\$2.51)	\$11.94
Land Acquisition Bond #1	\$245,868	\$0	\$245,868	\$0.053	\$20.12	\$20.65	(\$0.53)	\$23.31
Land Acquisition High School	\$194,220	\$194,220	\$0	\$0.000	\$0.00	\$16.31	(\$16.31)	\$18.40
Land Acquisition Bond #2	\$182,600	\$0	\$182,600	\$0.039	\$14.94	\$15.77	(\$0.83)	\$17.81
High School	\$5,411,750	\$3,206,732	\$2,205,018	\$0.471	\$180.44	\$191.76	(\$11.32)	\$223.46
Oak Middle School	\$630,573	\$0	\$630,573	\$0.135	\$51.60	\$64.12	(\$12.52)	\$9.64
BAN Costs Oak Middle School	\$47,803	\$10,020	\$37,783	\$0.008	\$3.09	\$23.25	(\$20.16)	\$33.05
BAN Costs Allen Property Purchase	\$273,738	\$77,924	\$195,814	\$0.042	\$16.02	\$14.93	\$1.09	\$10.28
	\$7,626,920	\$4,074,577	\$3,552,343	\$0.760	\$290.69	\$353.78	(\$63.09)	\$347.89

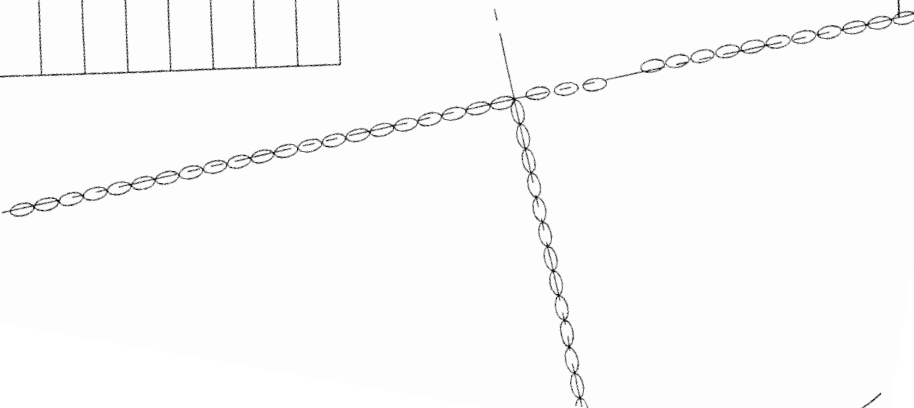
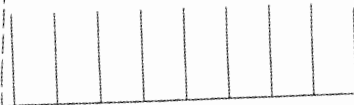
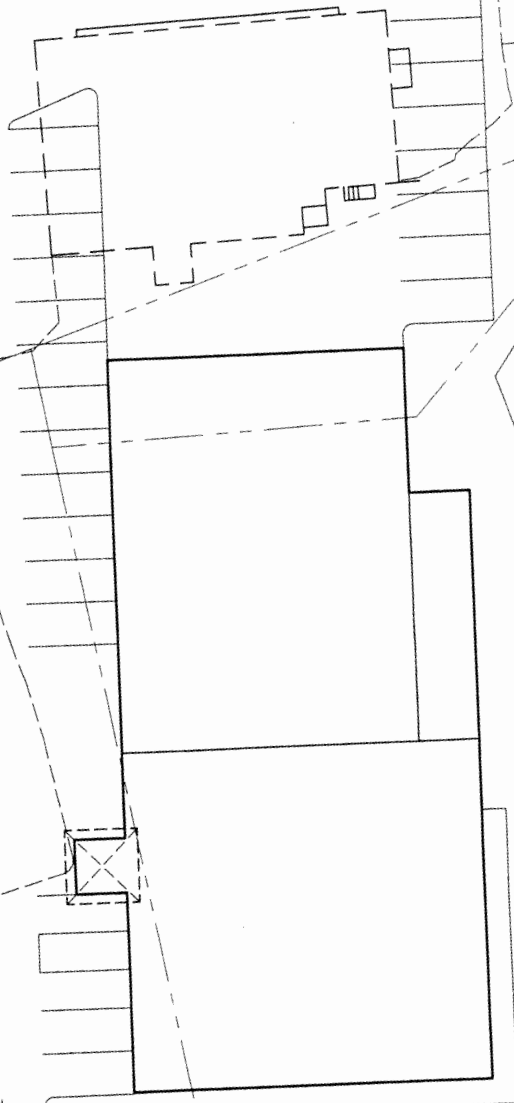
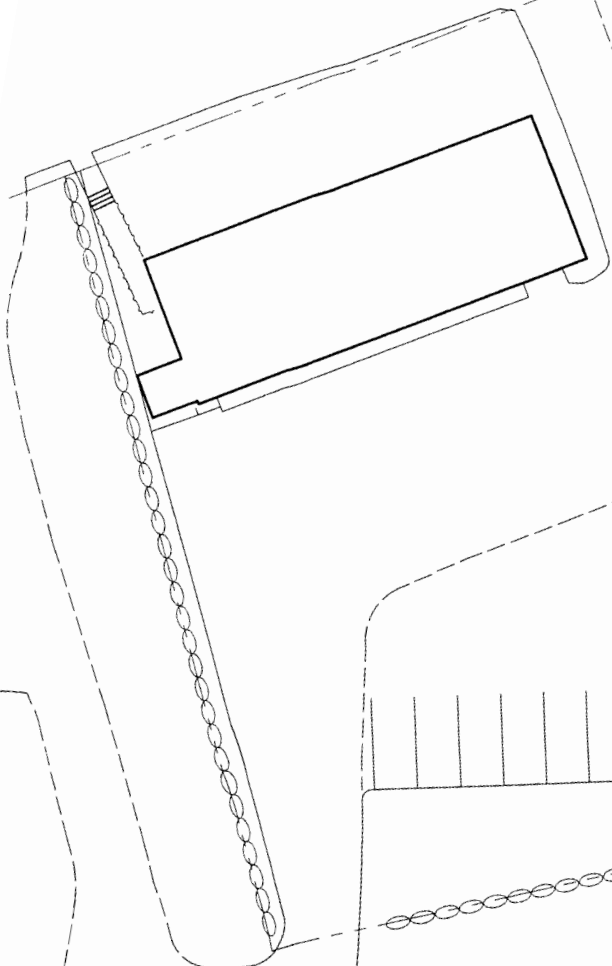
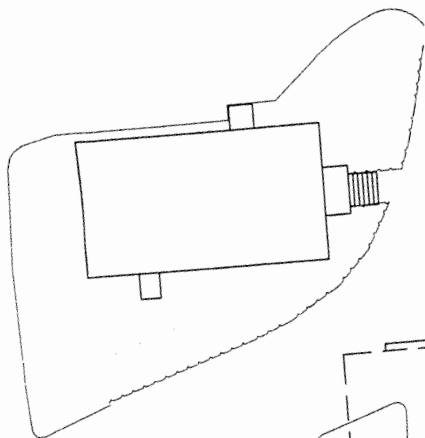
* Based on FY 2006 total value of \$4.677 Billion

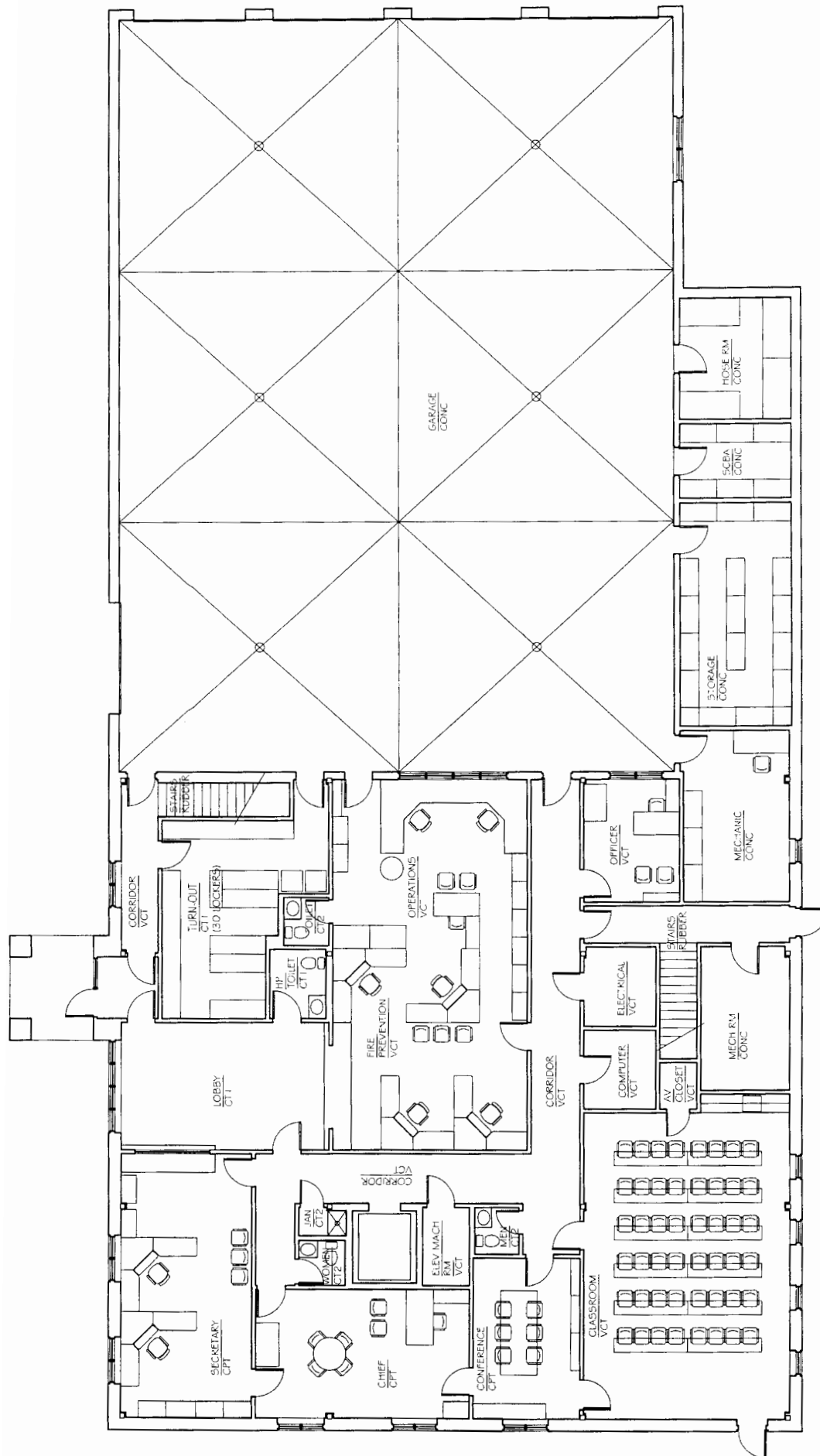
** Based on FY 2006 average residential value of \$382,712

*** Not shown is \$71,688 in debt service expenses for 10% of the Floral Street School Project that is not excluded.
which is worth an additional \$5.87 per average single family tax bill.

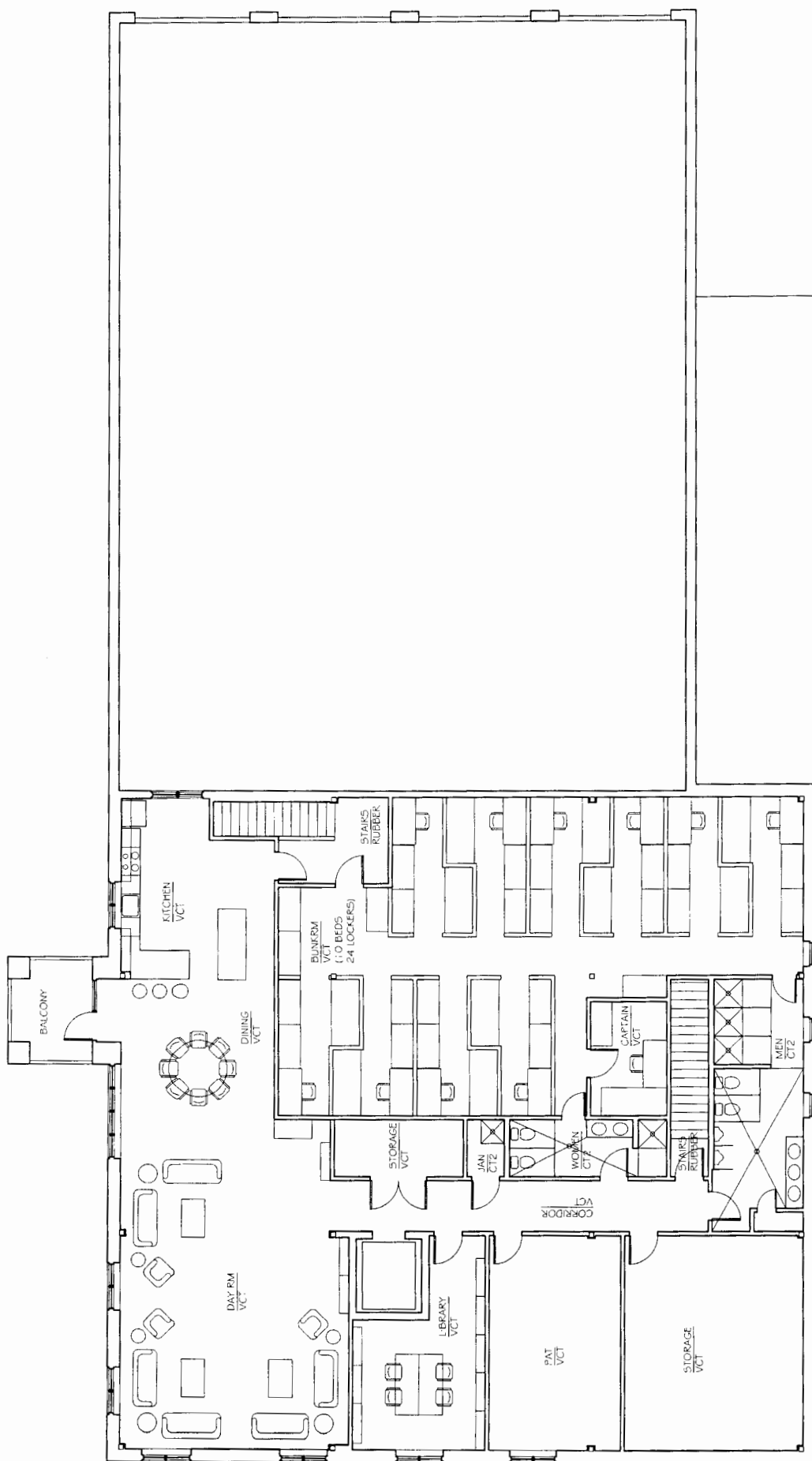


SITE PLAN
SHREWSBURY FIRE HQ
KANG ASSOCIATES, INC.
2-23-06 1"=40'-0"

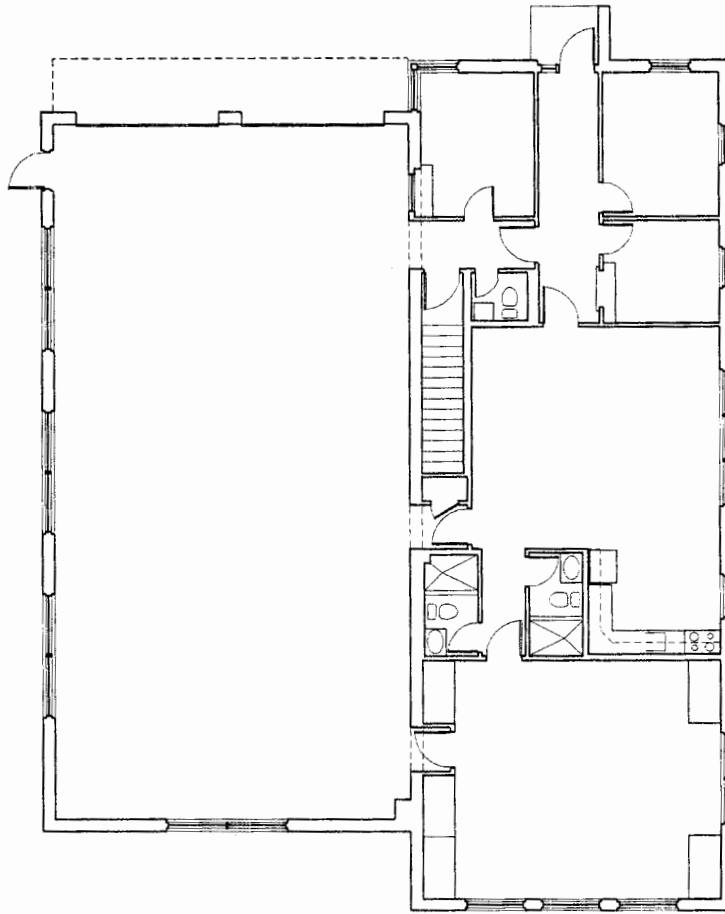




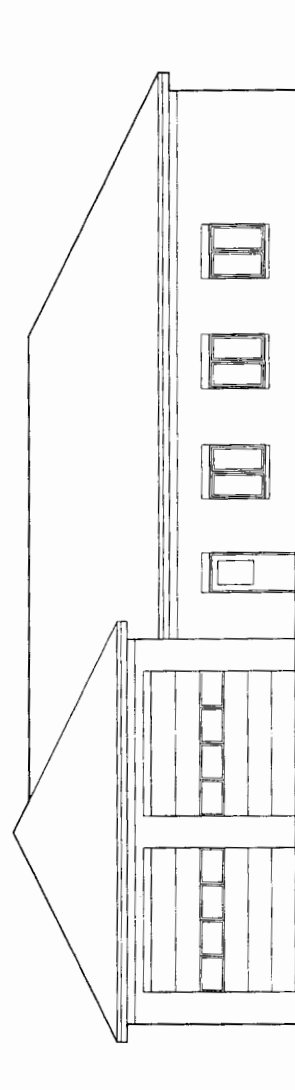
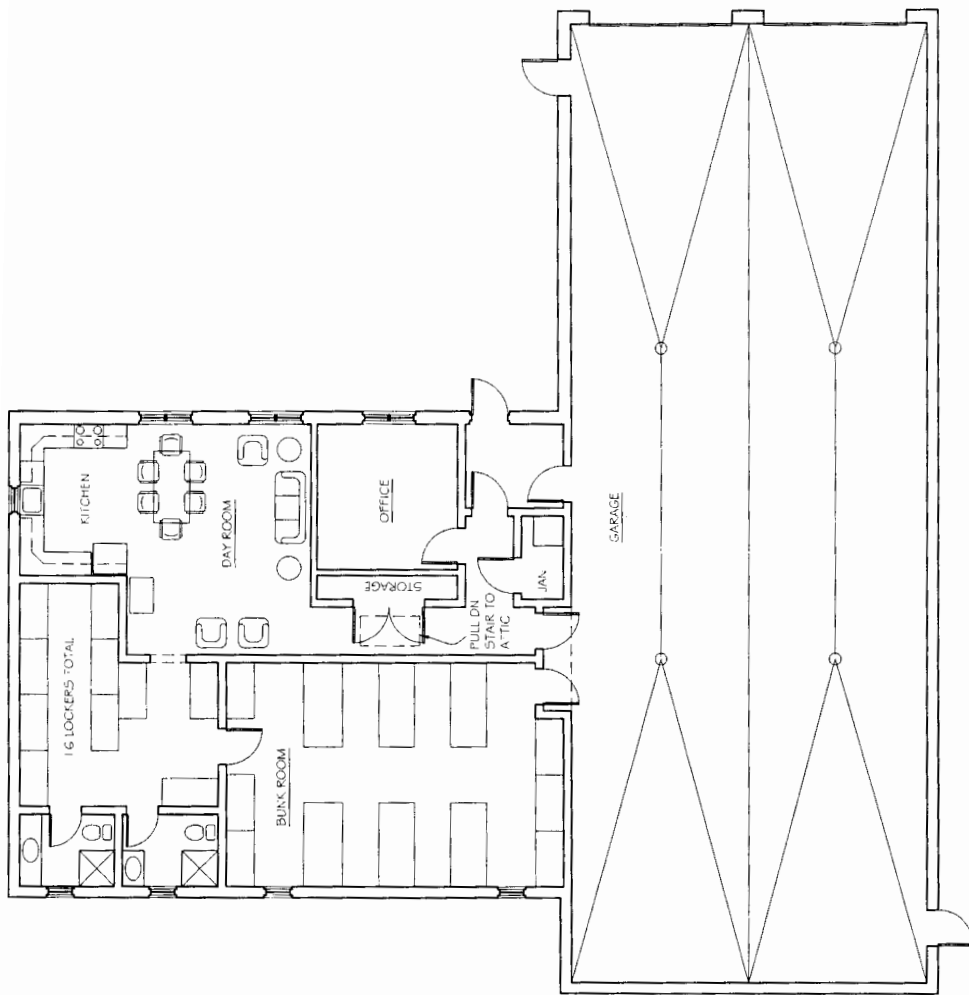
SECOND FLOOR PLAN
 SHREWSBURY FIRE HQ
 KANG ASSOCIATES, INC.
 2-23-06 1/16" = 1'-0"



SECOND FLOOR PLAN
SHREWSBURY FIRE HQ
KANG ASSOCIATES, INC.
2-23-06 1/16"=1'-0"



FIRST FLOOR PLAN
SHREWSBURY FIRE STATION #2
KANG ASSOCIATES, INC.
B-30-04 1/16"=1'-0"



SCHEME B
 SHREWSBURY FIRE STATION #3
 KANG ASSOCIATES, INC.
 2-15-06 1/16" = 1'-0"

